



**22 ROEBUCK ROAD
CHESSINGTON
SURREY
KT9 1JU
£400,000**

EXTENDED END TERRACE HOUSE

THREE BEDROOMS

12'5 X 10'10 LIVING ROOM

11'4 X 9'9 FAMILY ROOM

15'2 X 6'11 KITCHEN

PARTIAL DOUBLE GLAZING

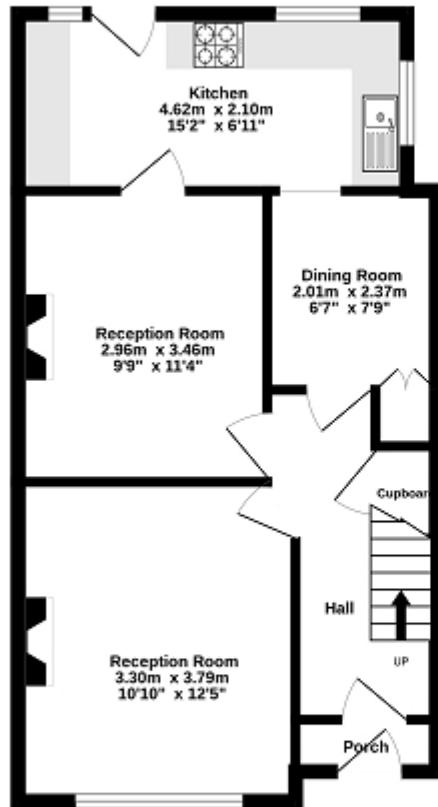
130' SOUTH EASTERLY GARDEN

FULL UPDATING REQUIRED

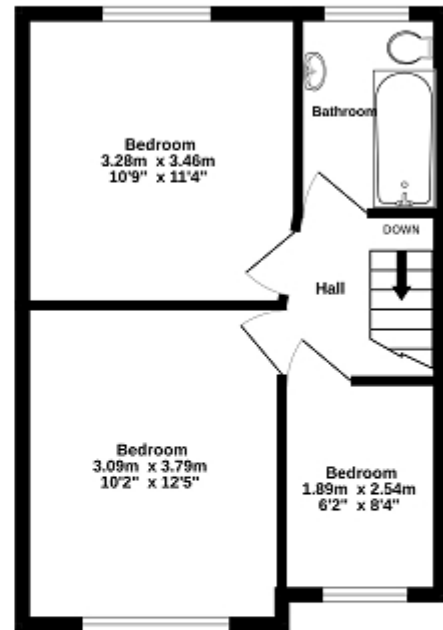
AN IDEAL INVESTMENT

NO FORWARD CHAIN

Ground Floor
44.6 sq.m. (480 sq.ft.) approx.



1st Floor
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 80.0 sq.m. (861 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.